Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/902 Nepean Highway Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,000	Property type	Unit	Suburb	Mornington
Period-from	01 Feb 2019	to	31 Jan 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/11 Brent Street Mornington VIC 3931	$565,000	02-Sep-19
3/7 Wood Street Mornington VIC 3931	$502,500	13-Sep-19
5/38 Ruth Road Mornington VIC 3931	$537,500	26-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 February 2020

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1/11 Brent Street Mornington VIC 3931

2 1 2

Sold Price **$565,000** Sold Date **02-Sep-19**

Distance **0.52km**

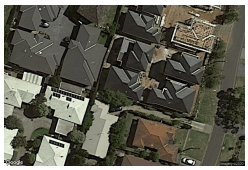


3/7 Wood Street Mornington VIC 3931

2 2 1

Sold Price **$502,500** Sold Date **13-Sep-19**

Distance **0.61km**



5/38 Ruth Road Mornington VIC 3931

2 1 1

Sold Price **$537,500** Sold Date **26-Aug-19**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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